

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIOLOS
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

May 26, 2015

Council District: # 6

Honorable Council of the
City of Los Angeles
Room 395, City Hall

JOB ADDRESS: **11623 WEST SHELDON STREET, LOS ANGELES, CA**
(AKA: **11619 WEST SHELDON STREET, LOS ANGELES, CA**)
ASSESSORS PARCEL NO. (APN): **2537-023-015**

On October 21, 2010 pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") performed annual inspections on vehicle repair facilities located at: **11623 West Sheldon Street, (aka: 11619 West Sheldon Street), Los Angeles, California** (the "Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>		<u>Amount</u>
Annual Inspection Fee	\$	457.00
System Development Surcharge		27.42
Title Report fee		42.00
Grand Total	\$	<u>526.42</u>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$526.42** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$526.42** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele

Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
 CULVER CITY, CA 90230
 Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T11312
 Dated as of: 05/02/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2537-023-015

Property Address: 11623 W SHELDON ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : Big Family Property, LLC, a California Limited Liability Company

Grantor : Armen Garibyan, a single man

Deed Date : 4/1/2010

Recorded : 5/14/2010

Instr No. : 20100663980

Mailing Address: Big Family Property, LLC,
 11619 SHELDON ST LOS ANGELES CA 91352

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City and County of Los Angeles, State of California: The Southeast 350 feet of the Southwest 166.5 feet of Lot 23 Block 10, of Los Angeles Land and Water Company's Subdivision of a part of the Maclay Rancho, in the City of Los Angeles, State of California, as per Map recorded in Book 3, Pages 17 and 18 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 2537-023-015

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$608,398.00

Dated : 5/4/2010

Trustor : Big Family Property, LLC, a California Limited Liability Company

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T11312

SCHEDULE B (Continued)

Trustee : *Sunset of California Homes, a California Corporation*

Beneficiary : *Universal Bank*

Recorded : *5/14/2010*

Instr No. : *20100663981*

Mailing Address: *Sunset of California Homes, a California Corporation,
3455 Nogales Street, Second Floor, West Covina, California 91792.*

Mailing Address: *Universal Bank, 3455 Nogales Street, West Covina, California 91792.*

Type of Document: *A claim of lien for the amount shown and any other amounts due.*

Claimant : *Department of Building and Safety Financial Services Division*

Recorded : *2/4/2011*

Instr No. : *20110195727*

Type of Document: *A claim of lien for the amount shown and any other amounts due.*

Claimant : *Department of Building and Safety Financial Services Division*

Recorded : *2/4/2011*

Instr No. : *20110195746*

Type of Document: *A claim of lien for the amount shown and any other amounts due.*

Claimant : *Department of Building and Safety Financial Services Division*

Recorded : *1/20/2012*

Instr No. : *20120106901*

MAILING ADDRESS: *Big Family Property LLC, 11619 Sheldon St, Sun Valley CA 91352*

MAILING ADDRESS: *Department of Building and Safety Financial Services Division,
201 N Figueroa St., 9th Floor, Los Angeles, CA 90012*

PACIFIC COAST TITLE COMPANY

2

RECORDING REQUESTED BY:
Security Union Title Insurance Company

AND WHEN RECORDED MAIL TO:

Mr Armen Garibyan
11619 sheldon st
sun valley ca. 91352



THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 33006189 Escrow No : 402493-20
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$NONE

computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale
 Unincorporated area City of AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Armen Garibyan, a Single Man

hereby GRANT(s) to

Big Family Property, LLC, a California Limited Liability Company

the real property in the County of Los Angeles, State of California, described as:
The Southeast 350 feet of the Southwest 166.5 feet of Lot 23 Block 10, of Los Angeles Land and Water Company's Subdivision of a part of the Maclay Rancho, in the City of Los Angeles, State of California, as per Map recorded in Book 3, Pages 17 and 18 of Maps, in the Office of the County Recorder of said County.
Also Known as: 11619 Sheldon Street, Sun Valley, CA 91352
AP#: 2537-023-015

"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11911 "

DATED April 1, 2010
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Armen Garibyan

On APRIL 3, 2010
before me, GENRIK HENRY NHAZARYAN
A Notary Public in and for said State personally appeared
Armen Garibyan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct
WITNESS my hand and official seal

Signature GENRIK HENRY NHAZARYAN (Seal)
MAIL TO STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

APN 2537-023-015

#33006189-33

1A

SUTIC/PACIFIC COAST TITLE DIVISION

2

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Universal Bank
3455 Nogales Street
West Covina, California 91792
Loan Service Department

Loan Number: 10611222-1



INSTRUCTIONS TO RECORDER:
Index this document as (1) a deed of trust; (2) an assignment
of rents; (3) a security agreement, and (4) a fixture filing

IF THE PRECEDING BOX IS CHECKED, THIS IS A
CONSTRUCTION TRUST DEED



UNIVERSAL BANK

59-42-6452

(Space above this line for Recorder's use)

35

**DEED OF TRUST, FIXTURE FILING, ASSIGNMENT OF
RENTS, AND SECURITY AGREEMENT**

THIS DEED OF TRUST, FIXTURE FILING, ASSIGNMENT OF RENTS, AND SECURITY AGREEMENT (the "Deed of Trust") is made on **May 4, 2010**, by **Big Family Property, LLC**, a California limited liability company ("Borrower"), whose address is **11619 Sheldon Street, Sun Valley, California 91352**, in favor of **Sunset of California Homes**, a California corporation ("Trustee"), whose address is **3455 Nogales Street, Second Floor, West Covina, California 91792**, for the benefit of **Universal Bank** ("Lender"), as beneficiary, whose principal office is located at **3455 Nogales Street, West Covina, California 91792**

BORROWER IRREVOCABLY GRANTS, CONVEYS, TRANSFERS AND ASSIGNS TO TRUSTEE, IN TRUST, WITH POWER OF SALE and right of entry and possession, all of Borrower's present and future estate, right, title and interest in and to the following described property (collectively, the "Property")

(A) The following described real property located in the County of **Los Angeles**, State of **California** (the "Land")

See Exhibit "A" attached hereto and incorporated herein by this reference.

The street or common address of the Land is:

**11619 - 11625 Sheldon Street
Sun Valley, California 91352**

(B) All Buildings, Fixtures, Easements, Rents and Profits, Development Rights, Water Rights, Mineral Rights, and Crops (as each of such terms is defined in Article 1 of this Deed of Trust)

THIS DEED OF TRUST SECURES THE FOLLOWING INDEBTEDNESS AND OBLIGATIONS (collectively, the "Obligations") in such order of priority as Lender may from time to time elect

2A
73086189

(1) Payment and performance of Borrower's indebtedness and obligations under the promissory note of even date herewith in the original face principal amount of Six Hundred Eight Thousand Three Hundred Ninety Eight and 00/100 Dollars (\$608,398.00) executed by Borrower and payable to Lender, or order, and all extensions, renewals, modifications, and replacements thereof (collectively, the "Note"),

(2) Payment and performance of Borrower's indebtedness and obligations under this Deed of Trust and all extensions, renewals, and modifications of this Deed of Trust,

(3) Payment of all sums of money which may be advanced by, or otherwise due to, Trustee or Lender under any provision of this Deed of Trust or to protect the security of this Deed of Trust, with interest thereon at the rate provided in this Deed of Trust,

(4) Payment and performance of Borrower's indebtedness and obligations under the Building Loan Agreement or Loan Agreement, if any, of even date herewith between Borrower and Lender which states that it is secured by this Deed of Trust and all extensions, renewals, and modifications thereof (the "Loan Agreement");

(5) Payment and performance of all indebtedness and obligations owing on account of each future loan that Lender may elect to make to Borrower or the record owner of the Land when the promissory note evidencing such loan specifically states that it is secured by this Deed of Trust, and all extensions, renewals, modifications, and replacements thereof (such loans are referred to individually as a "Future Advance" and collectively as the "Future Advances"), and

(6) Payment and performance of Borrower's indebtedness and obligations under all other existing and future agreements executed by Borrower in connection with the loan evidenced by the Note (the "Loan") or in connection with any Future Advance, with interest thereon at the rate provided in such agreements, when such agreement specifically states that it is secured by this Deed of Trust, and all extensions, renewals, and modifications of such agreements

FOR VALUABLE CONSIDERATION, Borrower agrees as follows.

ARTICLE 1

DEFINITIONS

For purposes of this Deed of Trust, the following terms shall have the following definitions:

1.1 **Books and Records.** "Books and Records" means all books and records relating to the design, construction, improvement, development, use, ownership, operation, maintenance, repair, or marketing of the Property, including (a) records reflecting the results of operation of the Property; (b) all Leases and other documents relating to the Property, and (c) Borrower's federal income tax returns for the year in which the Loan is made and each subsequent year that the Loan is outstanding.

1.2 **Buildings.** "Buildings" means all buildings, structures and other improvements now existing or hereafter located on the Land

1.3 **Commercial Project.** "Commercial Project" means a multifamily residential project or a retail, office, industrial or other commercial project which produces or generates or is intended to produce or generate any form of Rents and Profits from its operation

1.4 **Condemnation Claims.** "Condemnation Claims" means all claims, actions, causes of action, demands, liens, rights, judgments, settlements, awards, compensation, and damages of every kind and nature which Borrower now has or which may hereafter accrue against any Person, whether arising in tort, by contract or statute, or in any other manner, which in any way directly or indirectly relate to or arise out of any condemnation of the Property or other taking of the Property for public or quasi-public use by eminent domain or to the transfer of the Property in lieu of condemnation or any such taking

1.5 **Condemnation Proceeds.** "Condemnation Proceeds" means all proceeds of the Condemnation Claims, including all money, deposit accounts, accounts, notes, drafts, instruments, documents, and all other tangible and intangible property resulting from the payment, collection of, recovery on, or other disposition of any or all of the Condemnation Claims

1.6 **Covenants and Restrictions.** "Covenants and Restrictions" means all covenants, conditions, restrictions, equitable servitudes, and all other similar matters now or hereafter affecting the Property, including any condominium, planned unit development, or cooperative apartment declaration of covenants, conditions and restrictions, by-laws, articles, rules, and regulations to which Borrower or the Property is subject or bound

1.7 **Crops.** "Crops" means all crops, trees and vines now or hereafter growing on the Land

1.8 **Development Rights.** "Development Rights" means all existing and future development rights, development credits, air rights, and options of any kind relating to the Property

Lawful Hazardous Substances; or (ii) subsequent to the Deed of Trust Date, Borrower discovers for the first time the existence of Lawful Hazardous Substances, then (a) Borrower shall promptly adopt and implement a commercially reasonable operations and maintenance program for the control and monitoring of such Lawful Hazardous Substances, which program shall comply with all applicable Hazardous Substance Laws and shall be prepared by a qualified, state-registered, professional environmental consultant reasonably acceptable to Lender (such program is referred to as the "O&M Program"); (b) the O&M Program adopted by Borrower shall include, among other things, (i) notification to tenants of the Property regarding the existence of the Lawful Hazardous Substances in compliance with all applicable notification requirements under Hazardous Substance Laws, (ii) provisions for an ongoing operations and maintenance program which includes periodic reinspections and surveillance of the Lawful Hazardous Substances, (iii) measures to minimize any release of the Lawful Hazardous Substances; (iv) information and training systems and programs for Borrower's tenants and engineering and maintenance personnel; and (v) record keeping procedures by Borrower to demonstrate implementation of the O&M Program, (c) Borrower shall promulgate rules and regulations for tenants of the Property to ensure compliance with the O&M Program by such tenants, and Borrower shall incorporate such rules and regulations in all new leases and lease extensions and modifications affecting the Property; and (d) Borrower shall incorporate a form of indemnification in all new leases and lease extensions and modifications pursuant to which the tenant under each such lease indemnifies Borrower and Lender against all claims, liabilities, costs and expenses (including attorneys' fees and costs) arising out of relating to such tenant's failure to comply with the O&M Program. If (A) under the terms of this Section Borrower is obligated to prepare an O&M Program as of the date of recordation of this Deed of Trust, and (B) Borrower has not provided Lender with a written O&M Program acceptable to Lender as of the date of recordation of this Deed of Trust, then within thirty (30) days after written request given by Lender to Borrower at any time thereafter, Borrower, at its expense, shall cause a written O&M Program, reasonably acceptable to Lender in form and substance, to be prepared and delivered to Lender. If Borrower discovers for the first time the existence of Lawful Hazardous Substances after the date of recordation of this Deed of Trust and is required to prepare an O&M Program as a result of such discovery under the terms of this Section, then (1) Borrower shall inform Lender in writing of such discovery within thirty (30) days after the date of such discovery, and (2) Borrower, at its expense, shall cause a written O&M Program, reasonably acceptable to Lender in form and substance, to be prepared and delivered to Lender within thirty (30) days after Lender's request given at any time after Lender receives notice of such discovery or learns of the existence of such Lawful Hazardous Substances. Lender's request that Borrower cause an O&M Program to be prepared and delivered to Lender under this Section is referred to as an "O&M Request". No delay or omission of any kind by Lender in making an O&M Request shall constitute or be construed as a waiver by Lender of its rights to require Borrower to cause an O&M Program to be prepared and delivered to Lender in accordance with this Section, and Borrower shall at all times remain obligated to comply with all O&M Requests made by Lender, regardless of when any such request is made by Lender.

NOTICE TO BORROWER: THIS DOCUMENT OR THE NOTE SECURED BY THIS DOCUMENT MAY CONTAIN PROVISIONS FOR A VARIABLE INTEREST RATE AND FOR VARIABLE PAYMENT AMOUNTS.

BORROWER.

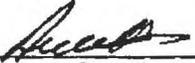
Big Family Property, LLC, a California limited liability company

By: 

 Armen Garibkhanyan, Managing Member

By: 

 Edik Garibkhanyan, Managing Member

By: 

 Alfred Garibkhanyan, Managing Member

ORDER NO.: 33006189-33

LOAN #: 10611222-1

DEED OF TRUST

EXHIBIT "A"

LEGAL DESCRIPTION

THE REAL PROPERTY REFERRED TO HEREIN IS ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE SOUTHEAST 350 FEET OF THE SOUTHWEST 166.5 FEET OF LOT 23, BLOCK 10 OF LOS ANGELES LAND AND WATER COMPANY'S SUBDIVISION OF A PART OF THE MACLAY RANCHO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 17 AND 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN #: 2537 -023-015

ADDRESS COMMONLY KNOWN AS: 11619 - 11625 SHELDON STREET
SUN VALLEY, CALIFORNIA 91352

INITIAL: A.G.
ARMEN G.

A.G.
ALFRED G

E.G.
EDIK G.

END OF LEGAL DESCRIPTION

ALL PURPOSE ACKNOWLEDGEMENT

State of CALIFORNIA

County of LOS ANGELES

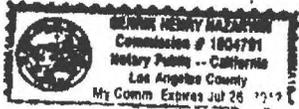
On MAY 8, 2010 before me, GENRIK HENRY NAZARYAN, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared ARMEN GARIBKHYAN GARIBKHANYAN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal



GENRIK HENRY NAZARYAN
Signature of Notary Public

State of CALIFORNIA

County of LOS ANGELES

On MAY 8, 2010 before me, GENRIK HENRY NAZARYAN, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared EDIK GARIBKHYAN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

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WITNESS my hand and official seal



GENRIK HENRY NAZARYAN
Signature of Notary Public

ALL PURPOSE ACKNOWLEDGEMENT

State of CALIFORNIA

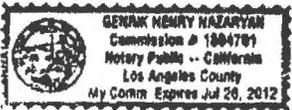
County of LOS ANGELES

On MAY 8, 2010 before me, GENRIK HENRY NAZARYAN, NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared ALFRED GARIBKHANYAN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct



WITNESS my hand and official seal

GENRIK HENRY NAZARYAN
Signature of Notary Public

State of _____

County of _____

On _____ before me, _____
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared _____
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature of Notary Public

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98 0402 and Section 7.35 5 of Article 4 6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9 00 a m and 11 00 a m., Monday through Friday. (Invoice No. 4974882)

Telephone Number (213) 482-6890

Office Location 201 N. Figueroa St , Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows

LOS ANGELES LAND AND WATER CO'S SUBDIVISION OF A PART OF MACLAY RANCHO 10 23 M 8 3-1

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN

APN 2537-023-015
AKA 11623 W SHELDON ST UNIT# J
LOS ANGELES

Owner

BIG FAMILY PROPERTY LLC
11619 SHELDON ST
SUN VALLEY CA, 91352

DATED This 14th Day of January, 2011

CITY OF LOS ANGELES

By *Karen Penner*

KP Karen Penner, Acting Bureau Chief
Resource Management Bureau

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

Department of Building and Safety
Financial Services Division
201 N Figueroa St , 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9 00 a.m and 11.00 a.m., Monday through Friday. (Invoice No 4975856)

Telephone Number (213) 482-6890

Office Location. 201 N. Figueroa St., Suite 940

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LOS ANGELES LAND AND WATER CO'S SUBDIVISION OF A PART OF MACLAY RANCHO 10 23 M B 3-1

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2537-023-015
AKA 11623 W SHELDON ST UNIT# C
LOS ANGELES

Owner

BIG FAMILY PROPERTY LLC
11619 SHELDON ST
SUN VALLEY CA,91352

DATED This 14th Day of January, 2011

CITY OF LOS ANGELES

By

Karen Penner

Karen Penner, Acting Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **WILLIE ROSS**

Date: **May 26, 2015**

JOB ADDRESS: **11623 WEST SHELDON STREET, LOS ANGELES, CA**

(AKA: **11619 WEST SHELDON STREET, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **2537-023-015**

Last Full Title: **05/02/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). BIG FAMILY PROPERTY, LLC
11619 SHELDON ST.
LOS ANGELES, CA 91352
CAPACITY: OWNER

- 2). UNIVERSAL BANK
3455 NOGALES ST.
WEST COVINA, CA 91792
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
11619 SHELDON ST, SUN VALLEY, CA 91352-1504



Owner Information Bldg Card: 000 of 003

Owner Name: **BIG FAMILY PROPERTY LLC**
Mailing Address: **11619 SHELDON ST, SUN VALLEY CA 91352-1504 C006 C/O ARMEN GARIBYAN**
Vesting Codes: **//CO**

Location Information
Legal Description: **LOS ANGELES LAND AND WATER CO'S SUB OF A PART OF MACLAY RANCHO SW 166.5 FT OF SE 350 FT (EX OF ST) OF LOT 23**

County:	LOS ANGELES, CA	APN:	2537-023-015
Census Tract / Block:	1211.02 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	LOS ANGELES LAND & WATER COS
Legal Book/Page:	38-35	Map Reference:	9-D4 /
Legal Lot:	23	Tract #:	
Legal Block:	10	School District:	LOS ANGELES
Market Area:	SUNV	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information			
Recording/Sale Date:	05/14/2010 / 04/01/2010	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	663981
Document #:	663980		

Last Market Sale Information			
Recording/Sale Date:	10/25/2002 / 06/24/2002	1st Mtg Amount/Type:	\$660,000 / CONV
Sale Price:	\$1,100,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	2539398
Document #:	2539397	2nd Mtg Amount/Type:	\$150,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$53.84
New Construction:		Multi/Split Sale:	
Title Company:	FIRST AMERICAN TITLE		
Lender:	UNIVERSAL BK		
Seller Name:	CLARK 1996 TRUST		

Prior Sale Information			
Prior Rec/Sale Date:	07/31/2000 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1191481	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	QUIT CLAIM DEED		

Property Characteristics			
Year Built / Eff:	1950 /	Total Rooms/Offices	
Gross Area:	20,432	Total Restrooms:	
Building Area:	20,432	Roof Type:	
Tot Adj Area:		Roof Material:	
Above Grade:		Construction:	
# of Stories:		Foundation:	
Other Improvements:		Exterior wall:	
		Basement Area:	
		Garage Area:	
		Garage Capacity:	
		Parking Spaces:	
		Heat Type:	HEATED
		Air Cond:	YES
		Pool:	
		Quality:	
		Condition:	

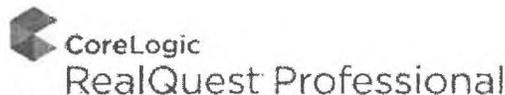
Site Information			
Zoning:	LAM2	Acres:	1.25
Lot Area:	54,367	Lot Width/Depth:	x
Land Use:	AUTO REPAIR	Commercial Units:	
Site Influence:		Sewer Type:	
		County Use:	AUTO SVC SHOP (2600)
		State Use:	
		Water Type:	
		Building Class:	

Tax Information			
Total Value:	\$3,190,566	Assessed Year:	2014
Land Value:	\$829,547	Improved %:	74%
Improvement Value:	\$2,361,019	Tax Year:	2014
Total Taxable Value:	\$3,190,566	Property Tax:	\$41,412.49
		Tax Area:	8856
		Tax Exemption:	

Comparable Sales Report

For Property Located At

11619 SHELDON ST, SUN VALLEY, CA 91352-1504



1 Comparable(s) Selected.

Report Date: 05/20/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,100,000	\$12,000,000	\$12,000,000	\$12,000,000
Bldg/Living Area	20,432	17,995	17,995	17,995
Price/Sqft	\$53.84	\$666.85	\$666.85	\$666.85
Year Built	1950	1972	1972	1972
Lot Area	54,367	23,800	23,800	23,800
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$3,190,566	\$1,511,521	\$1,511,521	\$1,511,521
Distance From Subject	0.00	10.55	10.55	10.55

*= user supplied for search only

Comp #:	1	Distance From Subject:	10.55 (miles)
Address:	6125 HOLLYWOOD BLVD, LOS ANGELES, CA 90028-5303		
Owner Name:	IVY GLEN PROPERTIES LLC		
Seller Name:	PEP BOYS MANNY MOE & JACK OF CA		
APN:	5546-032-400	Map Reference:	34-C3 /
County:	LOS ANGELES, CA	Census Tract:	1910.00
Subdivision:	DEL MAR TR HOLLYWOOD	Zoning:	LAC4
Rec Date:	01/27/2015	Prior Rec Date:	
Sale Date:	01/23/2015	Prior Sale Date:	
Sale Price:	\$12,000,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	92521	Acres:	0.55
1st Mtg Amt:		Lot Area:	23,800
Total Value:	\$1,511,521	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	17,995
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1972 /
		Air Cond:	NONE
		Pool:	
		Roof Mat:	